

Narrative Statement
Village Park Plaza II

Washington Prime Group respectfully requests this change of zoning and associated plat approval for the 32.7 acres± generally located on the northeast corner of 146th Street and US Highway 31. The site was originally developed as part of the Village Park Plaza regional shopping center that received its original approval in 1988 under the SB-PD (Special Business – Planned Development) District, a zoning district that pre-dated the Planned Unit Development (PUD) District.

The primary purpose for these petitions is to allow for the subdivision of the real estate to facilitate the ownership transfer for three of the outlots. No new improvements are proposed at this time. In order to approve the associated primary and secondary plats, the change of zoning from the SB-PD District to a PUD District has been determined to be warranted.

Similar to “Village Park Plaza I” that was approved for the northeast corner of 146th Street and Greyhound Pass, this requested “Village Park Plaza II” PUD District will create a structure that can better accommodate the existing improvements and facilitate future improvements, while at the same time modernize the governing regulations.

The site is located within the “Regional Commercial” land use classification of the 2007 Comprehensive Plan. As proposed, the shopping center will continue to meet the economic and design objectives and policies of the Comprehensive Plan.